

CHECKERS
65 BOWNHAM PARK
RODBOROUGH COMMON





CHECKERS
65 BOWNHAM PARK
RODBOROUGH COMMON
STROUD · GL5 5BZ

BEDROOMS: 5
BATHROOMS: 3
RECEPTION ROOMS: 3

GUIDE PRICE £1,350,000

- Contemporary Home
- South Facing Garden
- Direct Access to National Trust Common
- Garage
- Private Road
- Open Plan Kitchen/Dining Room
- Home Office
- Sweeping Front Driveway
- Peaceful Location
- Easy Access to Stroud & Cirencester

An exceptional home filled with light and set in a lovely peaceful location with a large enclosed south facing garden and stylish open-plan living spaces with direct access to National Trust Common Land

DESCRIPTION

65 Bownham Park offers a superb family home with a wonderful sense of light and space. A large reception hall sets the tone for the house, creating an immediate contemporary and spacious feel. The house works superbly for everyday living and equally for entertaining family and friends, with open-plan spaces creating a lovely sense of flow.

The kitchen is clearly the heart of the home and offers clean lines with a

contemporary feel and ample discreet storage. An open-plan dining/living room provides an ideal space for children/teenagers or a relaxation area for guests whilst you cook up a feast. A good sized utility room is ideal for hiding washing away.

The sitting room runs the depth of the house and has a stylish wood burner for the winter months and bi-fold doors opening to a patio area, for the summer months. The home office is front facing and perfect for working from home.

Stairs lead off the main reception hall to five first floor bedrooms, two of which are en-suite, plus a family bathroom. The principal suite has lovely views across the garden and a spacious open-plan dressing room, together with a large en-suite.

The rear south-facing garden is well stocked with mature trees and has access to Rodborough Common from a pretty gate at the bottom of the walled garden. A stylish patio provides a wonderful area for alfresco dining or

entertaining friends. A large shed and wood store provide useful garden storage. There is ample parking on the sweeping semi-circular drive to the front of the house with two separate entrances and a garage.



Location

One of the key assets of 65 Bownham Park is its idyllic and peaceful location. Bownham Park is a prestigious private development of individual houses in a fabulous location on Rodborough Common. Number 65 is particularly well-located, with a gate at the bottom of the garden opening onto Quiet Lane, with immediate access to National Trust Common land and wonderful walks.

Offering over 600 acres of glorious National Trust land, the common also plays host to a popular golf course. The market towns of Stroud, Minchinhampton, Nailsworth and Cirencester are all nearby, offering an abundance of independent retailers, restaurants and pubs as well as local shops. The Bear Inn is within walking distance of 65 Bownham Park, as is Winstones Ice Cream, the Cotswold's famous ice cream factory and shop. Nearby Stroud has several major supermarkets, as well as a cinema and award winning Farmers Market.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Stroud, Gloucester and Cheltenham all have sought after grammar schools and in the private sector, Beaudesert Park school is only a short walk away, across the common.

London is circa 2 hours by road or 90 minutes from Stroud mainline station and the M5 is also easily accessible (circa 15 minutes drive from Bownham Park).



Directions

65 Bownham Park is most easily found by leaving our Minchinhampton office via West End into Windmill Road and out onto the common. Turn right and immediately left heading towards Stroud. Turn right after The Bear of Rodborough, passing Winstones Ice Cream on your left hand side and you will find the turning to Bownham Park on your right after circa 100 yards. Take the left hand fork and number 65 will be found shortly after on the left.





MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

C

SERVICES

All mains services are believed to be connected to the property, gas central heating, mains drainage, council tax band G

For more information or to book a viewing please call our Minchinhampton office on 01453 886334

65 Bownham Park, Rodborough Common, Gloucestershire

Approximate IPMS2 Floor Area

House 245 sq metres / 2637 sq feet
Garage 14 sq metres / 150 sq feet

Total 259 sq metres / 2787 sq feet

Simply Plans Ltd © 2023

07890 327 241

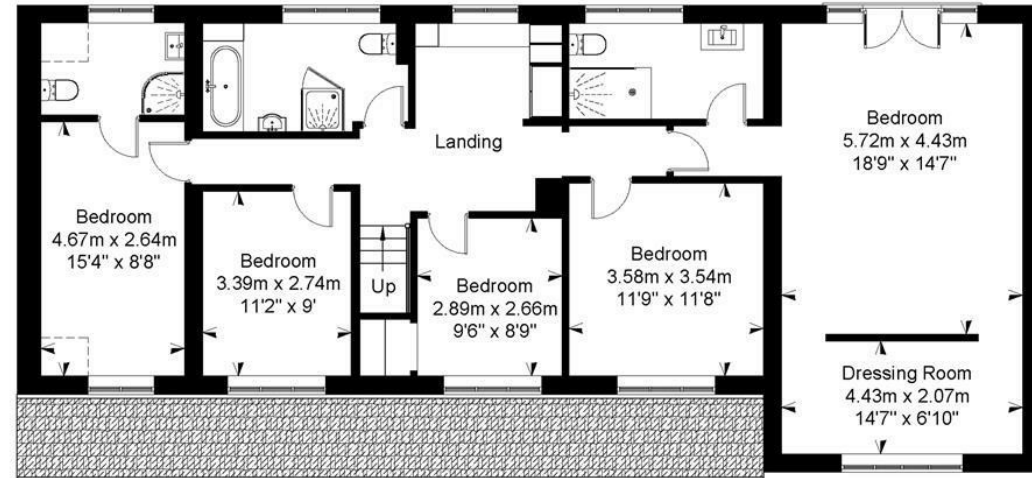
Job No SP3096

This plan is for identification and guidance purposes only.

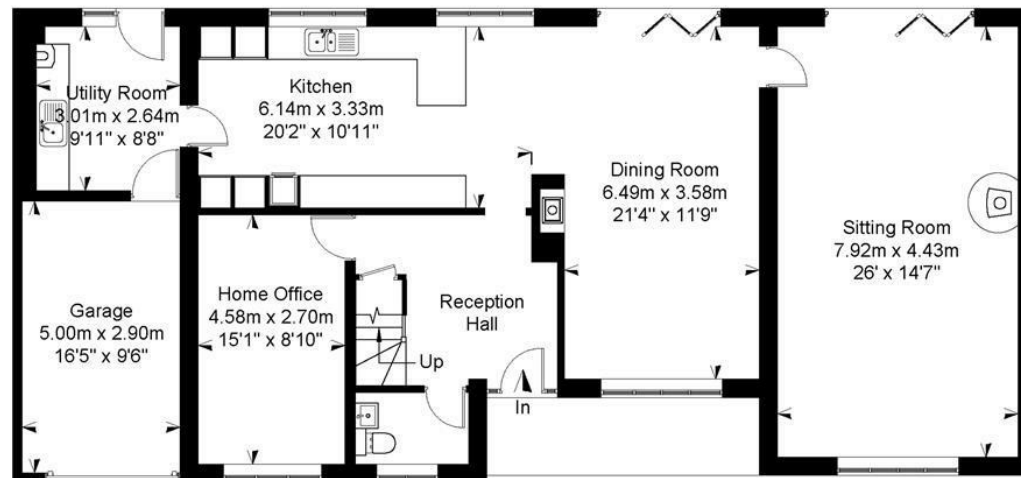
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



First Floor



Ground Floor



SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate